



# TO LET

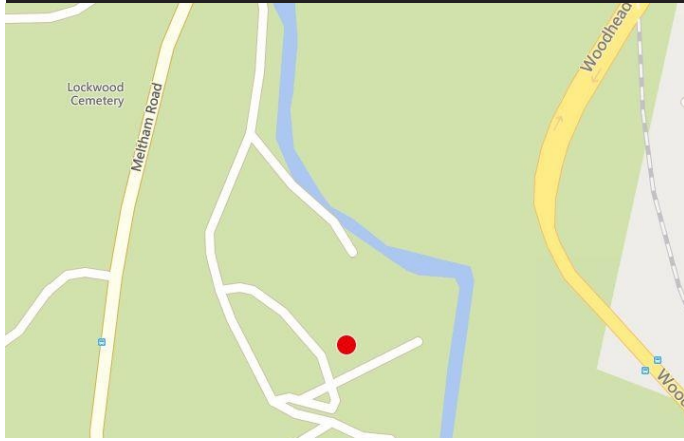
**2,321 Sq Ft (215.62 Sq M)**

Unit 5 Park Valley Court, Park Valley, Meltham Road, Huddersfield, West Yorkshire

- High quality industrial / hybrid unit
- 6.5m eaves height
- Excellent loading facilities
- Offices facilities



## HD4 7BH



### Location

Park Valley lies within a secure landscaped setting close to the busy commercial heart of Huddersfield. Situated at the gateway to the Holme Valley on the B6108 Meltham Road, Park Valley provides a remarkable location for business and commerce. Huddersfield city centre is less than 2 miles north of Park Valley.

### Description

The unit comprises of a high quality industrial / hybrid building located within the popular Park Valley development.

The unit has been built to a high standard and comprises of a reception area leading into an office and the warehouse. The warehouse has the following specification;

- 6.5m eaves height
- 5m x 4m loading roller shutter door
- 3 phase electric with mains services available
- Solid concrete floor

- Office specification;
- LED lighting
- Suspended ceilings
- Carpeted floors
- Electric storage heaters.

Park Valley comprises of a total of 18 newly constructed light industrial and business space units in a landscaped setting with 24 hour security.

### Accommodation

View the accommodation table below:

Accommodation	Sq Ft	Sq M
Warehouse	1,659	154.12
Office	665	61.78
<b>TOTAL</b>	<b>2,321</b>	<b>215.62</b>

### Business Rates

The property has a Rateable Value of £13,750, correct as of April 1st 2023. Interest parties are advised to contact Kirklees Council to determine rates payable.

### Legal Costs

Each party are responsible for their own legal fees in connection with the transaction.

### Terms

The premises are available to let on terms to be agreed.

### EPC

The property has an EPC rating of C (55)

### Viewing & Further Information

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